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March 28, 2000

**VIA FACSIMILE**

Mr. Robert Middaugh, Town Administrator  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314

**Re: G.L. Homes of Florida**

Dear Mr. Middaugh:

G.L. Homes, the develop/builder of Long Lake Estates, has been fortunate to have contracted to purchase four hundred fifty-four (454) acres adjacent to this highly successful residential community. With the same one unit per acre density of Long Lake Estates, G.L. Homes hopes to create another high quality residential community in the Town of Davie. However, in order to replicate, and albeit improve upon, the quality of Long Lake Estates, G.L. Homes finds it necessary to amend the Davie Zoning Code to add a new residential zoning category, R-1E.

Enclosed is a draft set of R-1E regulations which are designed to allow for innovative high quality development which far exceeds any existing standards for on-site amenities and housing size. In addition, these proposed regulations incorporate the "master development plan" concept recently embraced by the Town Council.

We would like the opportunity to discuss initiation of the text amendments for the proposed R-1E regulations with the Council and are hereby requesting that this matter be placed on the Town Council agenda for discussion on April 5, 2000.

We look forward to working on these regulations with you and your staff.

Very truly yours,

  
Debbie M. Orshefsky

DMO/rem

cc: Mr. Mark Kutney (Via Fax w/enclos.)  
Mr. Robert Rawls (Via Fax w/enclos.)  
Mr. Alan Fant (Via Fax w/enclos.)  
Mr. Kevin Ratterree (Via Fax w/enclos.)

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R-1E (R-1 Estate) Zoning District:

I. Section 12-21: Zoning Districts

*Add:* R-1E (R-1 Estate) District

II. Section 12-24: Statement of Purpose and intent of the zoning districts:

*Add:* The purpose and intent of the R-1E district is to promote the design of residential developments which provide enlightened and imaginative approaches to community planning by allowing flexibility of certain development regulations provided the development meets or exceeds exemplary standards of development including upgraded landscape buffers, recreational areas, open space, minimum dwelling unit floor area, building setbacks from adjacent public roadways, and minimum acreage thresholds. In addition, no rezoning to the R-1E district shall be permitted without concurrent approval of a Master Development Plan wherein a generalized depiction of the proposed development is approved by the Town Council. The R-1E district is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan.

District Characteristics:

Single-Family

R-1E: Minimum 20,000 sq.ft. lots (net dry land area) provided a minimum .400 open space ratio. The minimum open space ratio may be reduced provided a corresponding increase in the projects average lot size (refer to Table 12-53A).

III. Section 12-32: Table of Permitted Uses

*Add:* Permitted Uses within the R-1E Zoning District

Dwellings, Single Family Detached

Conditionally permitted subject to detailed use regulations (Section 12-34)

Equestrian Facilities  
Guest Cottage  
Plant Nursery  
Recreational Facilities

IV. Section 12-53A: R-1E district performance standards & Table 12-53A Residential Performance Standards - R-1E District:

*Add Section 12-53A and Table 12-53A as follows:*

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Section 12-53A: R-1E district standards:

This section contains the residential performance standards applicable to the R-1E district. The standards of this section are the minimum standards of the R-1E district and shall apply to all development within the district.

1. R-1E Residential Performance Standards:

To be eligible to rezone to the R-1E district, the project shall be required to meet, at a minimum, the following standards establishing an exemplary development:

- a. Minimum Recreation Area required per project (person per household for Residential 1 land use category is 3.3 persons per household): Twelve (12) acres per 1,000 population;
- b. Minimum Open Space Ratio: As provided in Table 12-53A;
- c. Minimum Gross Project acreage: 100 acres (inclusive of right-of-way dedications);
- d. Minimum residential building setback to a public right-of-way: 75 feet;
- e. Minimum upgrade to perimeter landscape buffer planting requirements: 25% above current code standard;
- f. Minimum dwelling unit floor area: 2,400 square feet; and,
- g. Minimum project frontage: 200 feet along a collector or arterial roadway.

2. Master Development Plan:

Rezoning to the R-1E district shall require the submittal, review and approval by the Town Council of a Master Development Plan. The Master Development Plan shall be at a scale of one (1) inch equals one hundred (100) feet or larger (unless approved by the Zoning Director), that contains, but is not limited to, the following:

- a. the proposed name or title of the development, and the name of the engineer, architect, landscape architect or developer;
- b. the legal description of the proposed development;
- c. identification of the boundaries of the land shown with bearings, distances, closures and bulkhead lines on the land, and all existing easements, section lines, streets and physical features;
- d. the zoning district, land use designation, existing land use and names and location of adjoining developments and subdivisions contiguous (adjoining) the subject property;
- e. the general location, minimum acreage and proposed site improvements for recreation areas, inclusive of recreational trail systems;
- f. the vehicular circulation systems, including roads and access points;
- g. the overall site data, including tabulation of the total number of gross acres in the development, the base site area, the acreage to be devoted to each land use type, the total number of dwelling units;
- h. the minimum open space ratio to be provided by the development;
- i. the location of all perimeter landscape areas including width and minimum berm height, if proposed; and,
- j. site plan boundaries establishing the phasing lines of the Master Development Plan.

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## Effect of the Master Development Plan:

After rezoning to the R-1E district, no permits shall be issued by the Town and no development shall commence unless in conformance with the approved Master Development Plan and subsequent site plan approval(s). A site plan approval must be reviewed and approved by the Town Council and shall comply with the development standards approved by the Town Council as part of the Master Development Plan approval. The applicant may develop the project in phases provided each site plan (phase) is consistent with the Master Development Plan. Compliance with the required open space ratio and Average Lot Area shall be based on the overall project. Deviations from the approved Master Development Plan shall be approved by the Town Council as part of site plan approval process provided that such deviations meet the following criteria:

- a) the deviations represent minor changes to residential parcel boundaries to account for field design issues;
- b) the deviations represent minor changes to non-residential parcel boundaries (retention/lake areas, landscape buffers, recreation parcels, etc.) to account for field design issues;
- c) other minor deviations determined by the Community Services Director to be of such insignificance that re-approval of the Master Development Plan through the rezoning process is not warranted.

Any other deviations or modifications to the Master Development Plan shall be reviewed as an amendment to the Master Development Plan and processed as if for a rezoning.

## 3. Table 12-53A - Residential Performance Standards of the R-1E District:

Open Space Ratio:	Maximum Gross Density:	Average Lot Area:
.4000	1 du/ac.	20,000 to 20,937 sf
.3844	1 du/ac.	20,938 to 21,874 sf
.3688	1 du/ac.	21,875 to 22,812 sf
.3532	1 du/ac.	22,813 to 23,749 sf
.3375	1 du/ac.	23,750 to 24,687 sf
.3220	1 du/ac.	24,688 to 25,624 sf
.3063	1 du/ac.	25,625 to 26,562 sf
.2907	1 du/ac.	26,563 to 27,499 sf
.2750	1 du/ac.	27,500 to 28,437 sf
.2594	1 du/ac.	28,438 to 29,374 sf
.2437	1 du/ac.	29,375 to 30,312 sf
.2282	1 du/ac.	30,313 to 31,249 sf
.2125	1 du/ac.	31,250 to 32,187 sf
.1969	1 du/ac.	32,188 to 33,124 sf
.1812	1 du/ac.	33,125 to 34,062 sf
.1657	1 du/ac.	34,063 to 34,999 sf
.1500	1 du/ac.	35,000 and above sf

Note: For example, if the Master Development Plan establishes a minimum open space ratio of .3220, prior to final site plan approval of the last residential phase, the applicant shall provide proof that the overall development meets or exceeds an Average Lot Area of 24,688 square feet.

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The Average Lot Area is calculated by dividing the total land area included within each residential lot, less and except maintenance easements (canal and lake) and front, rear and side yard landscape easements, divided by the total number of residential lots.

V. Table 12-81A: Single Family Development Standards for the R-1E District

Add:

District	Min. Lot Area (sf)	Min. Lot Frontage (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Max Height (ft.)	Min. DU Floor Area (sf)	Max. Bldg Cover (Ratio)
R-1E	20,000*	100'	30'	15'	25'	35'	2,400	0.35

- \* Net dry land area